



FOR IMMEDIATE RELEASE:

January 18, 2007

FACT SHEET

CITY ISSUES RFQ FOR NEW DEVELOPMENT AT BROWN FIELD AIRPORT

Project marks first significant new development at Brown Field in 45 years

Mayor Jerry Sanders today announced that the City of San Diego is soliciting responses to a Request For Qualifications (RFQ) in an effort to attract highly qualified and experienced developers for the development and operation of a Fixed Base Operator (FBO) or other aviation-related businesses at Brown Field Airport located in the community of Otay Mesa. Creative and capable developers or development teams are invited to submit information regarding their expertise for this important aviation development opportunity.

Qualified development teams must have substantial experience in developing and operating airport Fixed Base Operator (FBO) facilities and/or major aviation facilities. It is critical that the team include an experienced aviation-related developer and operator with a background in designing large-scale aviation facilities.

Brown Field has large jet aircraft capability and is in close proximity to a large developing community of affordable housing close to the United States/Mexican border. With the appropriate investment, Brown Field Airport is positioned to accommodate significant increases in cross-border air traffic. The large-scale project anticipated in the RFQ will provide a signature development that will position Brown Field to help accommodate the region's aviation needs and provide a strong economic base for the Otay Mesa community.

A few notable impacts of a major new development include substantial new employment opportunities, enhanced regional air transportation and improvement of an underutilized City asset.

**WHEN COMPLETED, THE CHOSEN PROJECT WILL MARK THE FIRST SIGNIFICANT NEW
DEVELOPMENT AT BROWN FIELD SINCE THE CITY TOOK OWNERSHIP IN 1962.**

BACKGROUND

The airport, originally named East Field, opened in 1918 as an aerial gunnery and aerobatics school. Later it was used for U.S. Navy drone experiments. The name was changed to NAAS Otay Mesa in 1943, and later that same year it was changed again to NAAS Brown Field. Except for the period from 1947 to 1951, the airport was used for military purposes until 1962. Since then, Brown Field has served as a general aviation airport, and port-of-entry for private aircraft coming into the United States through Mexico.

LOCATION

The initial Request for Qualifications (RFQ) site is approximately 65 acres in the heart of Brown Field Airport (see attached map) with good access from Otay Mesa Road via Continental Street. Ideally, a new main entrance to the airport could be created from Otay Mesa Road at Britannia Blvd. The development opportunity is located between the east end of the existing ramp and the beginning of runway 26R. However, conceptual proposals should not be limited in area or scope. Additional land and/or locations may be requested by the development team. Larger scale proposals are welcome.

PROPOSAL AND DEVELOPER/DEVELOPMENT TEAM CHARACTERISTICS INCLUDE:

- Experience in developing, marketing, and operating high quality Fixed Base Operator and/or other aviation uses such as:
 - Terminal facility
 - Corporate flight services
 - Charter services
 - Ramp area
 - Fueling services
 - Hangar facilities
 - Catering service
 - Ground service
 - Aircraft maintenance, testing and design
 - Aircraft manufacturing
 - Air delivery
- Experience in the design, construction and management of aviation related projects.
- Demonstrated ability to develop a project, which is an asset and a “correct fit” with the City’s goals for the airport.
- Ability to provide local resources, experience or capability to assure timely implementation of the proposed development.
- Demonstrated ability to comply with the City’s Equal Employment Opportunity Program.
- Appropriateness of the business transaction proposed by the developer or development team.

THE CITY'S REAL ESTATE ASSETS DEPARTMENT, AIRPORTS DIVISION

The Real Estate Assets Department manages the City's real estate portfolio by providing real property-related services and assistance to all City departments.

The Airports Division is responsible for managing the City-owned airport property at Montgomery Field and Brown Field Airports. Brown Field Airport (SDM) encompasses approximately 880 acres in Otay Mesa, and is located immediately north of the United States border with Mexico. In 2005, the airport recorded more than 117,000 operations and in 2006 operations increased to over 135,000. Brown Field's most notable feature is the 8,000' long, and 200' wide runway which can accommodate virtually any aircraft. Brown Field serves as a general aviation airport, and port-of-entry for private aircraft coming into the United States from Mexico.

RFQ/RFP TIMELINE

- A selection committee will review and recommended developers or development teams that are considered qualified.
- The qualified developer(s) will be invited to respond to a Request for Proposals (RFP) for development at Brown Field.
- The RFP will include input from the community, aviation users, developers and aviation experts.
- It is anticipated that the RFP will be issued in spring 2007.
- **Closing date of the RFQ is February 23, 2007.**

A copy of the RFQ may be obtained from the City of San Diego's web site at www.sandiego.gov/Airports or by contacting Christian Anderson in the Real Estate Assets Department/Airports Division @ 858-573-1433 or E-mail canderson@sandiego.gov.



BROWN FIELD AIRPORT

RFQ SITES

2005 ORTHO

SITE "A"
1116301.6241 SQ FT
25.627 ACRES

SITE "B"
1732120.6775 SQ FT
39.764 ACRES